

**Development Budget - Rental
15 Year Operating Projections**

Applicant	0
Project Name:	0
Project Address:	0
Date Form Prepared:	

Inflation Estimates	
Income	
Expenses	

	YR 1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Total
Income																
Potential Annual Rents	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Vacancy Losses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Actual Rents Received	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Expenses																
Administrative Expenses																0
Advertising	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal/Partnership	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accounting/Audit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Payroll	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Admin. Exp.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating & Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gas & Electric	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Water/Sewer	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Payroll	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grounds Maintenance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance & Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Debt Service																0
Available for Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Mortgage Debt Service	\$ -	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Second Mortgage Debt Service(HOME)																
Deferred Developer Fee																
Total Debt Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Debt Service Coverage - 1st Mortgage	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Debt Service Coverage - All Debt	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	

Cash Flow/Deficit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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